



Planning & Zoning

Agendas & Minutes

OCTOBER 26, 2006

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, OCTOBER 26, 2006, at 6:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

REVISED AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes of October 12, 2006
Approval of Minutes of October 18, 2006
- IV. Old Business
 1. Subdivision #2005-49 – Gulfstream Land, L.L.C. RS
Preliminary
 2. C/Z #1595 – Blackwater Creek, Inc. BG
 3. C/Z #1596 – Blackwater Creek, Inc. BG
 4. C/Z #1597 – Blackwater Creek, Inc. BG
 5. Subdivision #2005-57 – Blackwater Creek, Inc. BG
Preliminary
 6. Subdivision #2005-69 – Wright Brothers Properties IGB
Preliminary
 7. Subdivision #2005-71 – Delaware Land Associates, L.L.C. MJ
Preliminary
 8. Subdivision #2005-73 – Landlock, L.L.C. MJ
Preliminary

9. C/U #1667 – Douglas Hitchens

RW

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V. Other Business

1. Cape Henlopen School District
Determination if Conditional Use is Necessary – Road 268 MJ

VI. Public Hearings

1. C/U #1668 – Karl M. Klink, III and Melanie Klink RS
2. C/U #1716 – Andrew Lubin MJ
3. Subdivision #2005-68 – Sandy Landing, L.L.C. RS
4. Subdivision #2005-74 – Delmarva Woodlands Alliance 4, L.L.C. MJ
5. Subdivision #2005-75 – Top Drawer, L.L.C. BG
6. Subdivision #2005-76 – James H. and Dorothy M. Bailey RS
7. Subdivision #2005-77 – Chesapeake Construction RW

Pursuant to 29 Del.C. 10004 (e) (2) Agenda items as listed may not be considered in sequence. This Agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the Meeting.

POSTED: OCTOBER 16, 2006
REVISED: OCTOBER 19, 2006
(Revised to include Other Business)

OLD BUSINESS

1. Subdivision #2005-49 -- application of **GULFSTREAM LAND, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 47.26 acres into 90 lots, (Cluster Development), and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located north and south of Road 363, 1,320 feet east of Road 84.
2. C/Z #1595 -- application of **BLACKWATER CREEK, INC.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a B-1 Neighborhood Business District for a certain parcel of land lying and being in Little Creek Hundred, Sussex County, land lying at the northeast corner of the intersection of Route 54 and Road 504, to be located on 3.2 acres, more or less.
3. C/Z #1596 -- application of **BLACKWATER CREEK, INC.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to an AR-1/RPC Agricultural Residential District-Residential Planned Community for a certain parcel of land lying and being in Little Creek Hundred, Sussex County, land lying north of Route 54 and east of Road 504, to be located on 232.86 acres, more or less.
4. C/Z #1597 -- application of **BLACKWATER CREEK, INC.** to amend the Comprehensive Zoning Map from a GR General Residential District to a GR/RPC General Residential District-Residential Planned Community for a certain parcel of land lying and being in Little Creek Hundred, Sussex County, land lying west of Road 504 and south of Route 54, to be located on 273.54 acres, more or less.
5. Subdivision #2005-57 -- application of **BLACKWATER CREEK, INC.** to consider the Subdivision (Cluster Development) of land in an AR-1 Agricultural Residential District in Little Creek Hundred, Sussex County, by dividing 200 acres into 400 lots, located south of Route 54, east of Road 504, and north of Road 512.
6. Subdivision #2005-69 -- application of **WRIGHT BROTHERS PROPERTIES** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Lewes and Rehoboth Hundred, Sussex County, by dividing 8.97 acres into 8 lots and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located west of Old Mill Road (Road 265A), ½ mile north of Route One.
7. Subdivision #2005-71 -- application of **DELAWARE LAND ASSOCIATES, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential

District in Dagsboro Hundred, Sussex County, by dividing 89.12 acres into 49 lots, (Cluster Development), and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located east of Road 318, 4,940 feet southeast of Road 86.

8. Subdivision #2005-73 -- application of **LANDLOCK, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Georgetown Hundred, Sussex County, by dividing 132.96 acres into 213 lots, (Cluster Development), located north of Route 9, 950 feet east of Route 30.
9. C/U #1667 -- application of **DOUGLAS HITCHENS** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an automotive sales lot to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 1.0 acre, more or less, lying northeast of Route 18 (a.k.a. Route 404), 950 feet northwest of Road 527.

PUBLIC HEARINGS

1. C/U #1668 -- application of **KARL M. KLINK III AND MELANIE KLINK** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a country store and storage of overhead doors and parts to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 21,560 square feet, more or less, lying southwest of Route 20 (a.k.a. Road 382 and Armory Road), 150 feet northwest of Road 354.
2. C/U #1716 -- application of **ANDREW LUBIN** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an office park with medical, professional, and retail buildings to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 25.3896 acres, more or less, lying southeast of Route 24, 1,300 feet southwest of Route One.
3. Subdivision #2005-68 -- application of **SANDY LANDING, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Baltimore Hundred, Sussex County, by dividing 40.38 acres into 77 lots, (Environmentally Sensitive Developing District Overlay Zone), located west of Road 341, across from Road 342 .
4. Subdivision #2005-74 -- application of **DELMARVA WOODLANDS ALLIANCE 4, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District and a GR General Residential District in Indian River Hundred, Sussex County, by dividing 172.12 acres into 296 lots, (Cluster Development), located south of Road 48, east and west of Road 305, and south of Road 302.
5. Subdivision #2005-75 -- application of **TOP DRAWER, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Broad Creek

Hundred, Sussex County, by dividing 108.63 acres into 72 lots, located south of Road 78, across from Road 487.

6. Subdivision #2005-76 -- application of **JAMES H. AND DOROTHY M. BAILEY** to consider the Subdivision of land in a MR Medium Density Residential District in Baltimore Hundred, Sussex County, by dividing 8.16 acres into 8 lots, located north of Road 54, 0.2 miles west of Route 26.
7. Subdivision #2005-77 -- application of **CHESAPEAKE CONSTRUCTION** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Seaford Hundred, Sussex County, by dividing 13.01 acres into 13 lots, and a variance from the maximum allowed cul-de-sac length of 1,000 feet, located west of Road 535 and as an extension to Foxtail Drive in Clearbrooke Acres.